



**605, 523 15 Avenue SW  
Calgary, Alberta**

**MLS # A2297203**



**\$310,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gated, Off Street, Outside, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Note the Washer/Dryer is an all in one unit Euro-Style unit, Laundry Room also available & located in lower level by Storage Lockers

Perfectly positioned just steps from vibrant 17th Ave and a short walk to downtown, this bright & spacious 800+ sq ft TOP FLOOR end unit offers the ideal blend of sq ft, layout, & inner-city lifestyle. Thoughtfully designed, the open concept floor plan features updated flooring throughout the main living areas & generously sized bedrooms. The kitchen has been opened up & flows seamlessly into the dining space & living area & is equipped with ample cabinetry, tile backsplash, metal counter-tops with integrated sink, & SS appliances. Both bedrooms are spacious, & enjoy large closets & beautiful views. The well-appointed 4pc bathroom includes built-in shelving & storage for added functionality. Additional highlights include in-suite laundry (Euro-style combo unit), dedicated storage, a secure parking stall, & a separate storage locker. This well maintained concrete building enjoys an unbeatable location & puts you right in the heart of the best of inner city YYC, with trendy restaurants, cafes, boutique shopping, & nightlife along 17th Ave all just a half block away. Whether you're a young professional, investor, or someone seeking an energetic urban lifestyle, this is a great opportunity.